

**BOROUGH OF GLASSBORO,
GLOUCESTER COUNTY, NEW JERSEY**

HOUSING ELEMENT

(Part A)

&

FAIR SHARE PLAN

(Part B)

Round 3

“Growth Share”

01/01/2004 to 12/31/2018

December 2, 2008

COAH Region #5
Community Code 0806

State Development & Redevelopment Plan

Planning Area 1 (PA1)

Planning Area 2 (PA2)

Environmentally Sensitive 5 (PA5)

State Park (PA8)

Rural Environmentally Sensitive (PA42)

History of Substantive Certification:

2004 - Amended Housing Trust Fund Spending Plan

Under Rounds 1 & 2 Glassboro had no prior “Fair share” allocation (Urban Aid Designation relieved the Borough of the obligation to construct new affordable housing).

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The document original was signed and sealed in accordance with N.J.A.C. 13:41-1.3.

EXECUTIVE SUMMARY
GLASSBORO BOROUGH, GLOUCESTER COUNTY
HOUSING ELEMENT AND FAIR SHARE PLAN
Round 3
December 2, 2008

The first fair share round includes the period 1987 through 1993. The second fair share round includes the first fair share round and adds the period 1993 through 1999. The third fair share round includes the first and second fair share rounds and adds the period from 1999 through 2018 for which municipal affordable housing needs are estimated, projected, actualized and/or addressed.

There are three components to the third round Methodology: the “*rehabilitation share*”, the “*prior round obligation*”, and the “*Growth Share*.” Growth share is generated by statewide residential and non-residential growth during the period January 1, 2004 to December 31, 2018 based on individuals projected to need affordable housing from January 1, 1999 through December 31, 2018.

On January 25, 2007, the New Jersey Superior Court, Appellate Division affirmed in part, reversed in part, and remanded portions of the Round 3 rules back to COAH for rulemaking. On January 22, 2008, COAH proposed new substantive and procedural rules, which became effective on June 2, 2008 as *N.J.A.C. 5:96* and *N.J.A.C.5:97*. On 06/16/08 Proposed rule amendments to the adopted 06/02/08 rules were published in the NJ Register. The proposed amendments to *N.J.A.C. 5:96* included a petition schedule with a new deadline for municipalities to submit affordable housing plans to COAH by December 31, 2008. On 07/17/08 Governor Corzine signed a comprehensive affordable housing reform bill A-500 into law, which included amendments to the Fair Housing Act, including the requirement that all municipalities collect housing trust fund monies equal to 2.5% of non-residential equalized assessment value.

Glassboro Borough has an adjusted rehabilitation share of fifty-two (52) Units and no new construction prior round obligation for Rounds 1 and 2. (*N.J.A.C. 5:97* Appendix B & C)

Based on recent amendments to *N.J.A.C. 5:97*, Glassboro’s “Total Projected Round 3 Growth Share” is **270 Units**, based on the municipality providing one (1) affordable unit of every five (5) new units and sixteen (16) new jobs.

The Total Projected Round 3 Growth Share (2004-2018 COAH) is based on a COAH projection of an additional 685 residential dwellings ($685/5 = 137$ COAH Units required) and 2,125 new jobs ($2,125/16 = 132.81$ COAH Units required). $137+132.81 =$ **270**.

This Fair Share Plan focuses on securing credits within existing affordable housing developments, existing supportive shared living and special needs housing properties, and the Bentley Woods and Holly Bush reconstruction/rehabilitation projects. Combined these projects represent five hundred and thirty eight (538) affordable credits.

Borough of Glassboro

2008 Mayor and Council

Honorable Dr. Leo McCabe, Mayor
Anthony J. Fiola, Esquire, Council President
Joseph D. Alessandro, Councilman
Hector Cabezas, Councilman
George P. Cossabone, Councilman
Edward A. Malandro, Councilman
Ingres Simpson, Councilperson
Timothy D. Scaffidi, Esquire, Solicitor

2008 Planning Board

Les Vail, Chairman
Brian Covely, Vice Chairman
Leo McCabe, Mayor and Member
George Cossabone, Sr., Councilman and Member
Angelo Martilini, Member
Peter Calvo, Member
Robert P. Tucker, Secretary
Edward Guerra, Member
Bobby Stallings, 1st Alternate
Ekaterine N. Eleftheriou (Mrs. Baratta), 2nd Alternate
Janice T. LaRue, Planning Board Coordinator
John Eastlack, Esq., Solicitor
George R. Stevenson, Jr., Planner
Jay Petrangelo, Landscape Architect
Brian Mitchell, Engineer

Housing Element & Fair Share Plan Development Team & Staff

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- C.** Development Fee Ordinance *N.J.A.C. 5:97-8.3*
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- E.** COAH Excel Work Book A: Growth Share Determination Using Published Data

HOUSING ELEMENT

PART A

1. Inventory of Housing Stock

History of Development of Glassboro

Glassboro Borough's goal of maintaining the viability of the established residential areas while rehabilitating and redeveloping targeted areas within the Borough will be achieved through meeting a series of housing objectives:

- Maintain existing neighborhoods as safe, attractive, healthful and stable residential areas with ample provisions for recreation and open space.
- Minimize conflict between the varying land uses while recognizing the need for and benefits of mixed-use compatibility, and the preservation of agricultural uses and open space.
- Enforce fair and just housing code requirements to assure stable property values and aesthetics while protecting the health, safety, morals and general welfare of Glassboro residents.
- Encourage the development of age restricted and student housing in appropriate locations to meet the needs of the Borough's unique housing needs.
- Diversify housing opportunities through new, imaginative and innovative residential formats that meet the needs of the Borough's changing demographics.

Glassboro's population increased from 15,614 to 19,068 (a 3,454 increase, or 22% population growth) from 1990 to 2000. In the same time period, housing units increased from 5,440 to 6,555 (a 1,115 unit increase, or 20% total housing unit increase). The following housing and population characteristics for Glassboro Borough and Gloucester County are of critical note:

- Vacant housing as a percent of total housing units fell from 7.7% in 1990 to 5% in 2000 for Glassboro Borough. This is a statistically significant indication of an improved housing situation.
- Vacant Housing as a percent of total housing units increased from 4.4% to 4.6% for the same period for Gloucester County.
- Gloucester County housing units have increased from 82,459 to 95,054 (12,595 unit increase, or 15% increase) from 1990 to 2000.

- The average number of persons per household has fallen from 2.94 to 2.66 in Glassboro Borough from 1990 to 2000.
- The population density for Glassboro has increased from 1,485.9 to 1,795.5 persons per square mile from 1990 to 2000.
- Over the last ten (10) years, Owner Occupied Housing Units have increased from 471 to 832 (361 or 77%) for the 45 to 54 age cohort in Glassboro, and 11,363 to 17,386 (6,023 or 53%) for Gloucester County in the same period.
- Owner Occupied Housing Units have increased from 224 to 432 (208 or 93%) for the 75 and over age cohort in Glassboro; and 4,099 to 6,594 (2,495 or 61%) for Gloucester County in the same period.
- Gloucester County's population increased from 230,082 to 254,673 (a 24,591 increase, or 11% increase) between 1990 and 2000.
- 29.9% of 15-24 year olds rent housing in Glassboro compared to 11.1% across Gloucester County.
- 11.0% of Glassboro's population is within the 15-19-age cohort; Gloucester County's respective population is 7.3%.
- 17.9% of Glassboro's population is within the 20-24-age cohort; Gloucester County's respective population is 6.1%.
- Strong growth (48% and 67 % over the last 10 years) for Glassboro can be observed in the 35-44 and 45-54 age cohorts.
- Glassboro's over 75 population has increased by 318% in the last 10 years (276-877 residents).
- Gloucester County's strongest growth (54%) has been in the 45-54-age cohort.
- The median age in 2000 for Gloucester County was 36.1, while the median age for Glassboro is 27.1.

It is projected that the Borough's 45 to 54 and 55 to 64 age groups will continue to grow consistent with Gloucester County Projections. It is assumed Glassboro will continue the redevelopment of substandard housing and that the figure for vacant housing within the Borough will continue to fall. It is assumed the number of 15-24 year olds renting Borough housing units will increase as the University continues to grow.

Glassboro's Master Plan policy states that residential development should be first encouraged within or adjacent to existing neighborhoods, thus making efficient use of existing infrastructure. Borough policy dictates that residential development be restricted where natural resources could impact public health, safety and welfare. Future residential development should also be compatible with existing development. Residential intensity should be considered in light of location, existing intensities, character and use of the land.

Having reviewed the goals, objectives and assumptions of Glassboro's Housing Plan, the following housing stock inventory and projections are presented along with applicable demographic analyses and employment characteristics.

Inventory of Housing Stock

Glassboro's residential areas are significantly developed with some remaining undeveloped areas. There are sections within the Borough where redevelopment/rehabilitation infill opportunities exist and are encouraged. The current U.S. Census (2000) shows that 15.4% of all of Glassboro's homes were built between 1970 and 1979, while between 1960 and 1969, 19.1% of Glassboro's homes were built. 22.1% of Glassboro's homes were constructed from 1940 to 1959.

Census data also shows that 95.0% (6,225) of Glassboro's housing units are occupied, and 5.0% (330) are vacant; this number has fallen from 7.7% in 1990. 56.6% of Glassboro's housing units were built between 1940 and 1979. The total number of housing units in Glassboro is 6,555. 29.9% of 15-24 year olds in Glassboro rent housing compared to 11.1% across Gloucester County. Owner-occupied (OO) housing units make up 62.6% of the occupied housing units in Glassboro, Renter-occupied (RO) makes up 37.4%. The average household size OO housing units are 2.81 person and RO 2.41. The median gross rent for Glassboro is \$527, and \$645 for Gloucester County. In Glassboro, 40.7% of renters pay more than 30.0% of their gross wages in rent. In Gloucester County, 38.8% of renters pay more than 30.0% of their gross wages in rent. Glassboro has a median housing unit value of \$114,100 (\$6,000 lower than Gloucester County). (2000 Census).

The median number of rooms per housing unit is 5.7. Of Glassboro's 6,555 housing units, 56.9% are 1-unit detached, 10.5% are 1-unit attached, and 9.0% are twenty (20) or more units.

The 2000 census counts 1,059 (41.8%) male and 1,270 female (50.2%) residents in college dormitories in Glassboro.

Nearly all the housing units in Glassboro have complete kitchen and plumbing facilities and have public water. Only 0.3% (19 units) lack complete plumbing facilities, and 0.4% (26 units) lack complete kitchen facilities. 81.1% of the housing units in Glassboro use public gas for heating while 9.9% use fuel oil, 7.3% use electricity and only 1.0% use bottled, tank or LP gas. In Glassboro 98.6 of all housing units have telephones.

Glassboro (Census 2000) has a median household income of \$44,992 (1990 - \$34,218) and a per capita income of \$18,113. Gloucester County has a median household income of \$54,273 and a per capita income of \$22,708. Glassboro's percent of families in poverty has decreased from 10.4% in 1990 to 8.5% in 2000. Glassboro's percent of individuals in poverty for the same period increased from, 14.3% to 15.2%. Gloucester County's percent of families in poverty decreased from, 4.7% to 4.3% from 1990 to 2000. Gloucester County's percent of individuals in poverty for the same period remained the same at 6.2%

Demographic Characteristics

The analysis of Glassboro's demographic characteristics cover age, household descriptions, income levels and related information.

In summary (2000 Census), the median age of all of Glassboro's residents is 27.1 years (male 25.4 yrs., female 28.6 yrs.), Gloucester County is 36.1 years. The total number of households is 6,225 and the total number of families is 4,049. The average household size is 2.66, while the average family size is 3.17. The average household size of owner occupied units is 2.81. The average household size of renter occupied units is 2.41. 54.3% of all households in Glassboro are comprised of 1 or 2 persons, and 35.1% contain 3 or 4 people. The remaining 10.6% contain 5 or more people.

The total number of households in Glassboro with children under the age of 18 is 2,225 (35.7%), Gloucester County 39.9%. The total number of households with individuals 65 years and over, Glassboro 1,386 (22.3%), Gloucester County 23.3%.

Employment Characteristics

Glassboro's civilian labor force grew from 8,046 in 1990 to 10,552 in 2000. Glassboro's population 16 years and over grew from 12,470 to 15,271 from 1990 to 2000. The employed civilian labor force numbers grew from 7,391 to 8,525; however, the percentage of the total population employed in the civilian labor force declined 59.3% to 55.8%. Census 2000 figures show 8,064 females 16

years and over in Glassboro, 63.9% of these females are employed in the labor force, comparatively 1990 census figures show this percentage to be 56.8%.

In 2000 of the 8,525 employed civilian population 16 years and over in Glassboro; 34.1% were in management and professional related occupations; 27.5% were in sales and office occupations; 17.3% were in service occupations; 13.1% were in productions, transportation and moving occupations; and 7.9% were in construction, maintenance and extraction operations, only .1% were in farming, fishing and forestry occupations. 79.7% of the employed were private wage and salary workers; 17.5% were government workers; and 2.8% were self-employed workers or own not incorporated businesses.

The median household income for Glassboro was \$44,992 (1990 - \$34,218) and the per capita income of \$18,113. Gloucester County had a median household income of \$54,273 and a per capita income of \$22,708. The median family income for Glassboro 2000 was \$55,246, and for Gloucester County \$62,482.

In 2000, 77.9% of workers drove alone to work. This number has increased from 1990 when it was 73.7%. The mean travel time to work has increased from 23.1 minutes in 1990 to 28 minutes in 2000.

TABLE 1: Units in Structure by Tenure

Units in Structure	Vacant Units	Total	Occupied Units	
			Owner	Renter
1, detached	164	3,731	3,291	276
1, attached	10	689	467	212
2	19	288	46	223
3 or 4	50	447	49	348
5 to 9	7	282	27	248
10 to 19	62	490	0	428
20 to 49	8	198	0	190
50 or more	0	393	0	393
Mobile home	10	37	19	8
Boat, RV, Van, etc.	0	0	0	0
Total	330	6,555	3,899	2,326

Source: 2000 U.S. Census, Summary File 3; H30, H31, & H32 for Borough

TABLE 2: Year Structure Built by Tenure

Year Built	Vacant Units	Total	Occupied Units	
			Owner	Renter
1990-March 2000	40	1,279	1,094	145
1980-1989	21	876	525	330
1970-1979	56	1,008	267	685
1960-1969	129	1,255	481	645
1950-1959	42	1,117	887	188
1940-1949	8	334	223	103
pre-1940	34	686	422	230
Total	330	6,555	3,899	2,326
Median Year Built	n/a	1969	1969	1970

Source: 2000 U.S. Census, Summary File 3; H31, H34, H35, H36, & H37 for Borough

TABLE 3: Comparison of Year of Construction for Borough, County, & State

Year Built	%		
	Glassboro Borough	Gloucester County	New Jersey
1990-March 2000	19.5%	17.5%	10.5%
1980-1989	13.4%	16.0%	12.4%
1970-1979	15.4%	17.9%	14.0%
1960-1969	19.1%	14.1%	15.9%
1950-1959	17.0%	14.4%	17.1%
1940-1949	5.1%	5.9%	10.1%
pre-1940	10.5%	14.1%	20.1%
Total Units	6,555	95,054	3,310,275
Median Year	1969	1971	1962

Source: 2000 U.S. Census, Summary File 3; H34 & H35 for Borough, County, & State

TABLE 4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	1,467	719	748
2 person	1,911	1,220	691
3 persons	1,175	734	441
4 persons	1,021	719	302
5 persons	392	288	104
6 persons	181	164	17
7 + persons	78	55	23
Total	6,225	3,899	2,326
Average Household Size of Occupied Units			
Glassboro Borough	2.66	2.81	2.41
Gloucester County	2.75	2.88	2.24
New Jersey	2.68	2.81	2.43

Source: 2000 U.S. Census, Summary File 3; H16, & H17 for Borough & Summary File 1; H12 for Borough, County & State

TABLE 5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No Bedroom	117	1.8%	0	117	14	103
1 bedroom	1,137	17.3%	74	1,063	84	979
2 bedrooms	1,227	18.7%	80	1,147	390	757
3 bedrooms	2,900	44.2%	130	2,770	2,371	399
4 bedrooms	999	15.2%	29	970	894	76
5 + bedrooms	175	2.7%	17	158	146	12
Total	6,555	100.0%	330	6,225	3,899	2,326

Source: 2000 U.S. Census, Summary File 3; H42 & QT-H5 for Borough

TABLE 6: Average Household Size for Occupied Units for Borough, County, & State

Jurisdiction	All Occupied Units	Owner-Occupied Units	Renter Occupied Units
Glassboro Borough	2.66	2.81	2.41
Gloucester County	2.75	2.88	2.24
New Jersey	2.68	2.81	2.43

Source: 2000 U.S. Census, Summary File 1; H12 for Borough, County, & State

TABLE 7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Glassboro Borough	19.1	62.9	17.9
Gloucester County	10.9	62.8	26.2
New Jersey	18.3	59.2	22.6

Source: 2000 U.S. Census, Summary File 3; QT-H4 for Borough, County, & State

TABLE 8: Housing Quality for Borough, County, & State

Condition	Glassboro Borough	Gloucester County	New Jersey
	%	%	%
Overcrowding*	4%	2%	5%
Inadequate Plumbing **	0.3	0.4	0.7
Inadequate Kitchen **	0.4	0.4	0.8

*more than 1.01
occupants per room

** All Housing Units

Source: 2000 U.S. Census, Summary File 3; QT-H4 & H20 for
Borough, County, & State

**TABLE 9A: Value of Owner
Occupied Residential Units**

Value \$	Number of Units	%
0-50,000	28	0.8
50,000-99,999	1,218	33.1
100,000-149,999	1,811	49.2
150,000-199,999	577	15.7
200,000-299,999	34	0.9
300,000-499,999	0	0
500,000-999,999	10	0.3
1,000,000+	0	0
Median Price	\$ 114,100	

Source: 2000 U.S. Census,
Summary File 3; DP-4 for Borough

**TABLE 9B: Price asked vacant for
sale only housing units**

Value \$	Number of Units	%
0-50,000	0	0
50,000-99,999	31	50.0
100,000-149,999	21	33.8
150,000-199,999	10	16.1
200,000-299,999	0	0
300,000-499,999	0	0
500,000-999,999	0	0
1,000,000+	0	0
Median Price	\$ 100,000	

Source: 2000 U.S. Census, Summary
File 3; QT-H6 for Borough

Note, at the time of the 2000 Census, thirty-one (31) vacant housing units were offered for sale at less than \$99,999. The tables above will be updated when the 2010 Census data is released. The 2008 Illustrative Low and Moderate Income Sales Price for New Construction within COAH Region 5, Max. Moderate 70% lists the following illustrative for sale prices:

One bedroom = \$87,767
Two Bedroom = \$105,320
Three Bedroom = \$121,703

TABLE 10A: Gross Rents for Specified Renter-Occupied Housing Units

Monthly Rent \$	Number of Units	%
Under 200	287	12.4
200-299	142	6.1
300-499	333	14.4
500-749	1,031	44.5
750-999	264	11.4
1000-1499	160	6.9
1500 or more	12	0.5
No Cash Rent	86	3.7
Total Rental Units	2,315	100%
Median	\$567.00	(x)

Source: 2000 U.S. Census, Summary File 3; DP-4 for Borough

TABLE 10B: Rent asked for Vacant Housing

Monthly Rent \$	Number of Units	%
Under 200	0	0
200-299	4	3
300-499	28	20.8
500-749	99	73.5
750-999	4	3
1000-1499	0	0
1500 or more	0	0
Total Rental Units	135	100%
Median Rent	\$591.00	(x)

Source: 2000 U.S. Census, Summary File 3; QT-H6 for Borough

TABLE 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999

Income	Number of Households	Percentage of Household Income					
		0-19%	20-24%	25-29%	30-34%	35%+	Not Computed
Less than \$10,000	521	21	46	22	41	360	31
\$10,000 to \$19,999	472	70	55	63	0	271	13
\$20,000 to \$34,999	596	76	137	140	107	129	7
More than \$35,000	726	462	129	45	12	22	56
Total Rental Units	2,315						

Source: 2000 U.S. Census, Summary File 3; QT-H13 for Borough

As can be seen in Tables 10-11, one thousand two hundred and sixty-six (1,266 of the total occupied rental units 2,315) rental apartments in Glassboro Borough spend less than thirty percent (30%) of their household income on rental payments.

Glassboro is located within COAH Housing Region Five (5). The 2008 Regional Income Limits for one (1) person in Region 5 are as follows:

Median Income	\$52,010
Moderate Income	\$41,608 (between 80 and 50 percent of median income)
Low Income	\$26,005 (50 percent or less of median income)
Very Low Income	\$15,603 (30 percent or less off median income)

For illustrative and comparison purposes, using COAH methodologies for calculating Low & Moderate Income Rents for New Construction and/or Gut Rehabilitation the following should be noted:

**COAH Region 5 – Illustrative Low & Moderate Income Rents
2008**

Income	Gross Rent 1 Bedroom	Gross Rent 2 Bedroom	Gross Rent 3 Bedroom
Low (30% Median)	\$418	\$502	\$580
Low (35% Median)	\$488	\$585	\$676
Low (46% Median)	\$641	\$769	\$889
Moderate (60% Median)	\$836	\$1,003	\$1,159

Gross Rent includes an approximate utility allowance.

<http://www.state.nj.us/dca/coah/administrators/illustrativerents08.xls>

NOTE: One bedroom housing is affordable to a 1.5 person household
Two bedroom housing is affordable to a 3 person household
Three bedroom housing is affordable to a 4.5 person household

TABLE 12: Bedrooms by Gross Rent

Monthly Rent \$	0xbedroom	1xbedroom	2xbedroom	3xbedroom
With Cash Rent	103	966	716	444
Less than \$200	30	158	93	6
200-299	18	71	47	6
300-499	25	159	102	47
500-749	30	548	301	152
750-999	0	22	144	98
\$1,000 or more	0	8	29	135
No cash rent	0	13	30	43
Total	103	979	746	487

Source: 2000 U.S. Census, Summary File 3; H67 for Borough

Tables 10-12 show that at the time of the 2000 Census 936 one-bedroom properties were rented at less than \$749 a month. 687 two-bedroom properties were rented at less than \$999 a month. 309 three-bedroom properties were rented at less than \$999 a month. The median rent asked for occupied rental units was \$567 and the median rent asked for vacant units was \$591. The tables above will be updated when the 2010 Census data is released.

Units Affordable to low and moderate-income households.

Glassboro Borough Existing Government Funded Affordable Housing

DEVELOPMENT	DATE	ADDRESS	HOUSING TYPE	TENURE	UNITS	AGENT	PROGRAM
Delsea Manor	6/30/1980	Delsea Manor Dve	Senior/Disabled	Rent	40	Glassboro Housing Authority	Public Housing
Elsmere East Homeownership	1986	Higgins Drive	Family	Sale	10	Housing & Mortgage Finance Agency	Balanced Housing
Glassboro Supervised Apts.	1986	Glassboro	Disabled	Rent	6	Mercer County ARC	Sect. 202 & 8
Hodson Manor	9/1/1986	20 S. Main Street	Disabled	Rent	41	PRD Management	Sect. 202 & 8
COAH Qualified Units (87 rental units and 10 sale units)				Sub Total	97		
Ellis Manor	8/1/1963	Lincoln Blvd	Family	Rent	60	Glassboro Housing Authority	Public Housing
Bentley Woods Apartments	1976	Higgins & Roosevelt	Family	Rent	65	Bentley Woods	Section 236
Holly Bush Garden Apartments	1969 & 1972	Ruth & Gifford St.	Family	Rent	238	Holly Bush Garden Apts	Section 221&236
Summit Park	6/30/1969	Grillo Street	Senior/Disabled	Rent	40	Glassboro Housing Authority	Public Housing
Whitney Gardens A	11/1/1964	Higgins Drive	Senior/Disabled	Rent	16	Glassboro Housing Authority	Public Housing
Whitney Gardens B	10/31/1969	Williams	Senior/Disabled	Rent	24	Glassboro Housing Authority	Public Housing
Remaining Government Funded Units				Sub Total	443		
Total Government Funded Units in Glassboro				Total	540		

Glassboro Borough Existing Supportive and Special Needs Housing

Owner	Building Description	Block/Lot	Number of Bedrooms
The Training School at Vineland	Group Home	21/6	3
Housing Alternatives Inc.	Group Home	31.03/9.01	6
Multiple Sclerosis	Group Home	44/27	4
The Training School at Vineland	Group Home	403/7	4
The Training School at Vineland	Group Home	408.06/42	4
Family Services of Burlington county, NJ	Group Home	408.12/9.01	4
Together	Group Home	409.03/2	4
Devereux Foundation	Group Home	411.13/47	5
Robins Nest Inc.	Group Home	33/26	30
960 Main Street	Group Home		4
The ARC Group Home ADA	Group Home	402.01/12	3

Total 71

Medford Township to Glassboro Borough, RCA funding for 117 Unit Rehabilitation Program

Sending Municipality/County	Receiving Municipality/County	COAH Approval of RCA	Sender's Certification or Repose	Units Transferred	Cost per Unit	Total Transfer Approved
Medford Twp/Burlington	*Glassboro Boro/Gloucester	07/27/05	02/02/99	117	\$25,000	\$2,925,000

Substandard Housing Units capable of being rehabilitated.

Age of the Housing Stock & Conditions

1,020 units (approximately 15.6%) of Glassboro's housing units (2000 Census) can be considered older housing stock having been built in 1949 or earlier. See tables 2 & 3.

N.J.A.C. 5:97 Appendix B (*COAH Rehabilitation Share Methodology*) lists Glassboro Borough as having 25 Units Crowded, Built pre-1950; 19 Units with Incomplete Plumbing Facilities; and 26 Units with Incomplete Kitchen Facilities. These numbers are generally consistent with the 2000 U.S. Census, Summary File 3; QT-H4 & H20 for the Borough.

2. Analysis of Demographic Characteristics

TABLE 13: Population by Age & Sex

Age	Total Persons	Male	Female
Under 5 years	1,216	630	586
5 to 9	1,243	598	645
10 to 14	1,123	576	547
15 to 19	2,095	978	1,117
20 to 24	3,415	1,728	1,687
25 to 29	1,092	538	554
30 to 34	1,177	567	610
35 to 39	1,366	657	709
40 to 44	1,312	637	675
45 to 49	1,094	505	589
50 to 54	863	424	439
55 to 59	684	319	365
60 to 64	522	259	263
65 to 69	495	207	288
70 to 74	494	189	305
75 to 79	449	180	269
80 to 84	252	90	162
85 to 89	109	33	76
90 years +	67	11	56
Total	19,068	9,126	9,942
Median Age	27.1	25.4	28.6

Source: U.S. Census, SF1, for Borough QT-P1

TABLE 14: Comparison of Age Distribution for Borough, County, & State (% of persons)

Age	Glassboro Borough	Gloucester County	New Jersey
Under 5 years	6.4	6.6	6.7
5 to 9	6.5	7.5	7.2
10 to 14	5.9	7.8	7
15 to 19	11	7.3	6.2
20 to 24	17.9	6.1	5.7
25 to 29	5.7	5.7	6.5
30 to 34	6.2	7.1	7.7
35 to 39	7.2	8.7	8.7
40 to 44	6.9	8.9	8.4
45 to 49	5.7	7.6	7.3
50 to 54	4.5	6.5	6.5
55 to 59	3.6	4.9	5
60 to 64	2.7	3.6	3.9
65 to 69	2.6	3.2	3.5
70 to 74	2.6	3.1	3.3
75 to 79	2.4	2.5	2.9
80 to 84	1.3	1.6	1.9
85 to 89	0.6	0.8	1.1
90 years +	0.4	0.4	0.5
Median Age	27.1	36.1	36.7

Source: U.S. Census, SF1, for Borough, County, & State QT-P1

TABLE 15: Persons in Household

Household Size	Number of Households
1 person	1,472
2 persons	1,913
3 persons	1,173
4 persons	1,014
5 persons	393
6 persons	177
7 or more persons	83
Total Households	6,225

Source: U.S. Census, SF1, for Borough QT-P10

TABLE 16: Comparison of Persons in Household for Borough, County, & State (% of households)

Household Size	Glassboro Borough	Gloucester County	New Jersey
1 person	23.6	21.2	24.5
2 persons	30.7	30.3	30.3
3 persons	18.8	18.6	17.3
4 persons	16.3	17.9	16
5 persons	6.3	8.3	7.5
6 persons	2.8	2.6	2.7
7 or more persons	1.3	1.1	1.7
Average household size	2.66	2.75	2.68
Average family size	3.17	3.22	3.21

Source: U.S. Census, SF1, for Borough, County, & State QT-P10

TABLE 17: Persons by Household Type & Relationship

	Total
Households	6,225
Family Households	4,049
Male Householder	2,731
Female Householder:	1,318
Non-family Households:	2,176
Male Householder:	1,017
Living alone	611
Female Householder:	1,159
Living alone	861
Population in Households	16,537
Population in group quarters:	2,531
Institutionalized	0
Non-institutionalized	2,531

Source: U.S. Census, SF1, for Borough QT-P10 & QT-P11

TABLE 18: 1999 Income for Borough, County, & State

Jurisdiction	Per Capita Income	Median Income	
		Household	Families
Glassboro Borough	\$ 18,113	\$ 44,992	\$ 55,246
Gloucester County	\$ 22,708	\$ 54,273	\$ 62,482
New Jersey	\$ 27,006	\$ 55,146	\$ 65,370

Source: U.S. Census, SF3, for Borough, County, & State DP-3

TABLE 19: Poverty Status for Persons & Families for Borough, County, & State

Jurisdiction	Persons (%)	Families (%)
Glassboro Borough	15.2	8.5
Gloucester County	6.2	4.3
New Jersey	8.5	6.3

Source: U.S. Census, SF3, for Borough, County, & State DP-3

The 2000 census data also shows that of Glassboro's 3,899 Owner Occupied Units, 111 were living below the 1999 poverty level. Of the Boroughs' 2,326 Renter Occupied Units, 773 were living below the 1999 poverty level. U.S. Census, SF3 HCT23, for Borough, Tenure by Poverty Status in 1999 by Year Structure Built.

TABLE 20: Comparison of Occupied Units (1995-1998) Year Moved into for Borough, County, & State

Jurisdiction	Percent living in same house 1995-1998
Glassboro Borough	28.6%
Gloucester County	24.5%
New Jersey	27.7%

Source: U.S. Census, SF3, for Borough, County, & State QT-H7

TABLE 21: Educational Attainment for Borough, County, & State Residents (older than 25yrs)

Jurisdiction	Percent (%) with high school graduates or higher	Percent (%) with bachelors degree or higher
Glassboro Borough	82.1	24
Gloucester County	84.3	22
New Jersey	82.1	29.8

Source: U.S. Census, SF3, for Borough, County, & State DP-2

TABLE 22: Means of Transportation to Work for Borough, County, and State Residents (Worker 16 yr +)

Jurisdiction	Percent (%) who drive alone	Percent (%) in carpools	Percent (%) using public transit	Percent (%) using other means	Percent (%) Worked @ Home	Mean Travel Time to Work Minutes
Glassboro Borough	77.9	9.0	2.2	8.9	2.0	27.7
Gloucester County	82.0	9.9	2.6	2.9	2.6	28.0
New Jersey	73.0	10.6	9.6	4.0	2.7	30.0

Source: U.S. Census, SF3, for Borough, County, & State DP-3

3. Table 23: Municipal Employment 2004-2006

GLASSBORO BOROUGH

Municipal Annual Employment & Wage Report 2004-2006

	Average <u>Units</u>	<u>Employment</u>				<u>Total</u> <u>Wages</u>	<u>Average Annual</u>		<u>Average Weekly</u> <u>Wage</u>
		<u>March</u>	<u>June</u>	<u>September</u>	<u>December</u>		<u>Employment</u>	<u>Wage</u>	
2006 TOTAL - FEDERAL GOVT	2	38	40	43	41	\$2,172,000	40	\$53,851	\$1,036
TOTAL - STATE GOVT	1	1,826	1,333	1,923	2,033	\$84,746,805	1,695	\$49,991	\$961
TOTAL - LOCAL GOVT	13	817	865	781	831	\$33,648,520	772	\$43,572	\$838
TOTAL - PRIVATE SECTOR	373	5,327	5,598	5,595	5,805	\$209,260,090	5,502	\$38,033	\$731
TOTAL - ALL COVERED UI & UCFE	389	8,008	7,836	8,342	8,710	\$329,827,415	8,010	\$41,177	\$792
2005 TOTAL - FEDERAL GOVT	2	40	44	44	41	\$2,219,924	42	\$53,492	\$1,029
TOTAL - STATE GOVT	1	1,718	1,302	1,829	1,808	\$73,762,177	1,614	\$45,716	\$879
TOTAL - LOCAL GOVT	13	851	775	779	856	\$32,829,423	769	\$42,691	\$821
TOTAL - PRIVATE SECTOR	351	5,003	5,227	5,394	5,321	\$175,744,126	5,188	\$33,872	\$651
TOTAL - ALL COVERED UI & UCFE	367	7,612	7,348	8,046	8,026	\$284,555,650	7,612	\$37,381	\$719
2004 TOTAL - FEDERAL GOVT	2	42	41	41	41	\$2,232,846	41	\$54,239	\$1,043
TOTAL - STATE GOVT	1	1,628	1,564	1,699	1,713	\$71,878,482	1,564	\$45,968	\$884
TOTAL - LOCAL GOVT	13	854	850	819	769	\$32,635,220	774	\$42,169	\$811
TOTAL - PRIVATE SECTOR	338	4,699	4,807	4,816	4,961	\$151,396,795	4,798	\$31,556	\$607
TOTAL - ALL COVERED UI & UCFE	354	7,223	7,262	7,375	7,484	\$258,143,343	7,177	\$35,971	\$692

<http://www.wnjpin.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

Employment Trends

The 2003 Employment and Wage Data (New Jersey Department of Labor and Workforce Development) shows Glassboro Borough had on average had 5,552 covered & UCFE jobs (State Jobs not included), the average annual wage for a private sector job at this time was \$30,302. The 2004-2006 data above can be summarized as follows:

<u>Year</u>	<u>Avg. Annual Employment</u>	<u>Avg. Annual Wage</u>
2004	7,177	\$35,971
2005	7,612	\$37,381
2006	8,010	\$41,177

On average (2004-2006) the private sector provides approximately 67% of the jobs in the Borough. Moderate job growth can be observed between 2004-2006, 833 new jobs were created in the Borough for this two-year period.

Employment outlook

Glassboro is focusing on increasing employment and development opportunities within non-residential zones throughout the municipality, especially the award winning Central Business District (CBD) Redevelopment Area. The Borough is implementing the 2004 Master Plan and CBD Redevelopment Area in a cohesive planning effort to stimulate investment and job growth. The Borough is relying on the employment projections provided by COAH and is optimistic that it will achieve the projected increase in employment established by COAH. 2,125 New Jobs between 2004-2018.

4. Determination of present and prospective fair share for low and moderate-income housing and analysis of zoning and infrastructure capacity.

Glassboro Borough has completed the examination of its present and prospective Fair Share for Low and Moderate income housing as reflected in the accompanying Housing Element and Fair Share Plan documents and appendices. The infrastructure capacity analysis was performed as part of the NJDEP Stormwater Management Plan compliance requirements; as part of Glassboro's Redevelopment efforts; and now as part of the Housing Element and Fair Share Plan. Determination is declared of appropriate and adequate infrastructure capacity and zoning compatibility to accommodate present and prospective municipal Fair Share of low and moderate-income housing.

5. Lands and structures considered most appropriate for construction/conversion/rehabilitation of affordable housing.

Over the past three decades Glassboro Borough has been working diligently to rehabilitate and where appropriate convert the existing housing stock. The Borough has embraced the challenge to be removed from Urban Aid listing. Through long range strategic land use planning, rehabilitation, award winning redevelopment, and thoughtful economic development strategies, the Borough has made significant strides in rebuilding the Central Business District, and surrounding apartment complexes.

On 07/27/05 the Council on Affordable Housing approved a one hundred and seventeen (117) unit Regional Contribution Agreement (RCA *N.J.A.C. 5:97-7*) between the Township of Medford (Sending municipality *N.J.A.C. 5:97-1.4*) and Glassboro (Receiving municipality). As the receiving municipality Glassboro is implementing an extensive 117-unit scattered site rehabilitation program throughout the Borough. In combination with RCA expenditures, as of 09/28/2007 Glassboro has contributed \$213,052 to the cost of rehabilitating sixteen (16) properties.

Over the past six-to-eight years, the Borough has been working with affordable housing providers to convert and rehabilitate three hundred and three (303) units in two apartment complexes known as Bentley Woods and Holly Bush. These two projects are scheduled to be completed by August 2010. No other lands or structures are being considered for affordable housing production at this time.

Hollybush:

Hollybush Affordable Housing Inc., (HAH, Inc.) has scheduled substantial renovation of 238 affordable units in the Borough. The units are located on Ruth Avenue and will utilize Low Income Housing Tax Credits and below market financing to rehabilitate the units. The units will be affirmatively marketed in accordance with COAH, NJHMFA and LIHTC regulations and requirements. The Borough has issued a Resolution of Need to the developer. The property is presently owned by the developer and all site approvals are in place that would allow the project to proceed upon receipt of funding and local building approvals. The developer anticipates that the project will obtain financing approvals (4% Credits) in April 2009 and will begin construction in June 2009. The project will be completed and placed in service by October 2009.

Bentley Woods:

The Borough of Glassboro solicited an RFQ and selected Community Investment Strategies (CIS) as its Redeveloper for the Bentley Woods affordable housing project. The project will consist of 65 affordable units and a community center. The project is the result of a public/private partnership between the Borough and CIS. Negotiations are being finalized with the present property owner in anticipation for an April LIHTC submission. Financing applications will be submitted to NJHMFA for LIHTC and Home Express financing. The project will be affirmatively marketed and meet COAH, LIHTC and NJHMFA requirements. The project will greatly enhance the viability and sustainability of the existing neighborhood. The site approval process has been initiated to comply with the LIHTC submission in April 2009. The Borough will work very closely with the designated developer to ensure project completion and COAH compliance. The developer anticipates that financing approvals will be finalized in June 2009 and construction is anticipated to begin in August 2009 with completion by August 2010.

6. Household & Employment Projections (N.J.A.C. 5:97 Appendix F).

A. Glassboro Borough is relying on the household and employment projections provided in N.J.A.C. 5:97 Appendix F for the 2004-2018 Round 3 Growth Share period.

1) Residential:

2) 2004 Housing = 6,625

3) 2018 Housing = 7,310

4) Housing Projection 2004-2018 = **685**

Divide by five (5)

5) **Projected Residential Growth Share = 137**

6) Employment:

7) 2004 Employment: 5,676

8) 2018 Employment: 7,801

9) Employment Projection 2004-2018 = **2,125**

Divide by sixteen (16)

10) **Projected Nonresidential Growth Share = 132.81**

11) TOTAL PROJECTED GROWTH SHARE = 137 + 132.81 = 270

7. Rehabilitation Share (N.J.A.C. 5:97 Appendix B)

A. Introduction

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income as determined through the methodology provided in *N.J.A.C. 5:97 Appendix B, 5:97-2.2(b)*.

Rehabilitation Share fifty-two (52).

8. Prior Round Obligation 1987-1999 (N.J.A.C. 5:97 Appendix C)

A. Introduction

“Prior round obligation” means the cumulative 1987-1999 fair share obligation, which is displayed for each municipality in *N.J.A.C. 5:97 Appendix C*.

Initial regulations of COAH on calculating a community's affordable housing obligation covered the time period of 1987-1993 (Round One; *N.J.A.C. 5:91*). In 1994, COAH adopted substantive (*N.J.A.C. 5:93*) rules establishing the requirements for the second cycle of affordable housing plans that covered a twelve-year cumulative time period from 1987-1999 (Round Two).

As an Urban Aid Community, Glassboro was not obligated under Rounds 1 and 2.

As shown in *N.J.A.C. 5:97 Appendix C*, **Glassboro Borough has NQ Prior Round Obligation.**

Prior Round Obligation (1987-1999) = 0

9. Projected Growth Share (in accordance with N.J.A.C. 5:97-2.4)

A. Glassboro Borough is relying on the Round 3 Growth Share projections provided in *N.J.A.C. 5:97 Appendix F* for the 2004-2018 Round 3 Growth Share period.

B. TOTAL PROJECTED GROWTH SHARE = 270

PART B – Fair Share Plan (*N.J.A.C. 5:97-3*)

1. Introduction and Overview

The greatest strategic planning achievement by the Mayor, Council and the Planning Board in recent history is the preparation and adoption of the award winning (NJAPA) Redevelopment Plan for Glassboro’s Central business District (CBD) and nearby environs. Initially adopted in February 2000, there have been several expansions as well as additional redevelopment areas throughout Glassboro. The Borough’s Comprehensive Master Plan was adopted December 7, 2004. In addition to strengthening its commitment to redevelopment, the Borough established a detailed housing goal that includes “Maintaining the Borough’s on-going Rehabilitation Program”; “Implement Glassboro’s Housing Trust fund Spending plan”; and “Maintain a balance of housing in the Borough ranging from low density detached single-family housing, to higher density multi-family housing”.

Summary of Housing element and remaining prior round obligation

N.J.A.C. 5:97-1.1(d)

There are three components to the third round Methodology: the “**rehabilitation share**”, the “**prior round obligation**”, and the “**growth share**.”

This method requires that municipalities meet the actual growth share obligation with not merely a good faith attempt, but with the actual provision of housing for low- and moderate-income households, while continuing to provide a “**realistic opportunity**” for affordable housing to address the projected growth share obligation.

N.J.A.C. 5:97-1.4 Definitions

“**Rehabilitation share**” means the number of deficient housing units occupied by low- and moderate-income households within a municipality, established in *N.J.A.C. 5:97 Appendix B* that must be addressed in a Fair Share Plan.

“**Prior round obligation**” means the cumulative 1987-1999 fair share obligation, which is displayed for each municipality in *N.J.A.C. 5:97 Appendix C*.

“**Growth share**” means the affordable housing obligation generated in each municipality by both residential and non-residential development from 2004 through 2018 and represented by a ratio of one affordable housing unit among five housing units constructed plus one affordable housing unit for every 16 newly created jobs as measured by new or expanded non-residential construction within the municipality pursuant to the methodology detailed in *N.J.A.C. 5:97 Appendix D* (UCC Use Groups for projecting & implementing non-residential components of growth share).

“Fair share round” means any one of three periods in time during which the Council has established municipal obligations to provide a fair share of affordable housing. The first fair share round includes the period 1987 through 1993. The second fair share round includes the first fair share round and adds the period 1993 through 1999. The third fair share round includes the first and second fair share rounds and adds the period from 1999 through 2018 for which municipal affordable housing needs are estimated, projected, actualized and/or addressed.

“Fair share obligation” means the sum of each municipality’s 1999 through 2018 rehabilitation share as assigned in *N.J.A.C. 5:97 Appendix B*, incorporated herein by reference; the 1987 through 1999 prior round obligation as assigned in *N.J.A.C. 5:97 Appendix C*, incorporated herein by reference; and the 1999 through 2018 growth share obligation as determined in accordance with *N.J.A.C. 5:97-2*.

“Realistic opportunity” means a reasonable likelihood that the affordable housing in a municipality’s Housing Element and Fair Share Plan will actually be constructed or provided during the 10-year period of certification based upon a careful analysis of the elements in the municipality’s plan, including the financial feasibility of each proposed mechanism and the suitability of specific sites as set forth in *N.J.A.C. 5:97-3.13*.

2. **Rehabilitation Share**

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income as determined through the methodology provided in *N.J.A.C. 5:97 Appendix B, 5:97-2.2(b)*.

The following section describes Glassboro's mechanisms to address its Rehabilitation Share of fifty-two (52).

Rehabilitation Credits in accordance with *N.J.A.C. 5:97-4.5*.

Through the Neighborhood Preservation Rehabilitation Program Glassboro assisted in rehabilitating fifteen (15) properties between April 1, 2000 and December 31, 2006.

N.J.A.C. 5:97-4.5(b) applies to twelve (12) of the fifteen (15) properties as they rehabilitated between 04/01/2000 and 12/20/2004.

N.J.A.C. 5:97-4.5(c) applies to the remaining three (3) properties as they were rehabilitated between 12/20/2004 and 06/02/2008.

Units rehabilitated after 06/02/2008 will be in accordance with *N.J.A.C. 5:97-6.2*.

Rehabilitation Share:	52
<i>Less: Rehabilitation Credits</i>	15
2008-2018 Rehabilitation Share	<u>37</u>

Rehabilitation Plan 2008 to 2018, *N.J.A.C. 5:97-6.2*

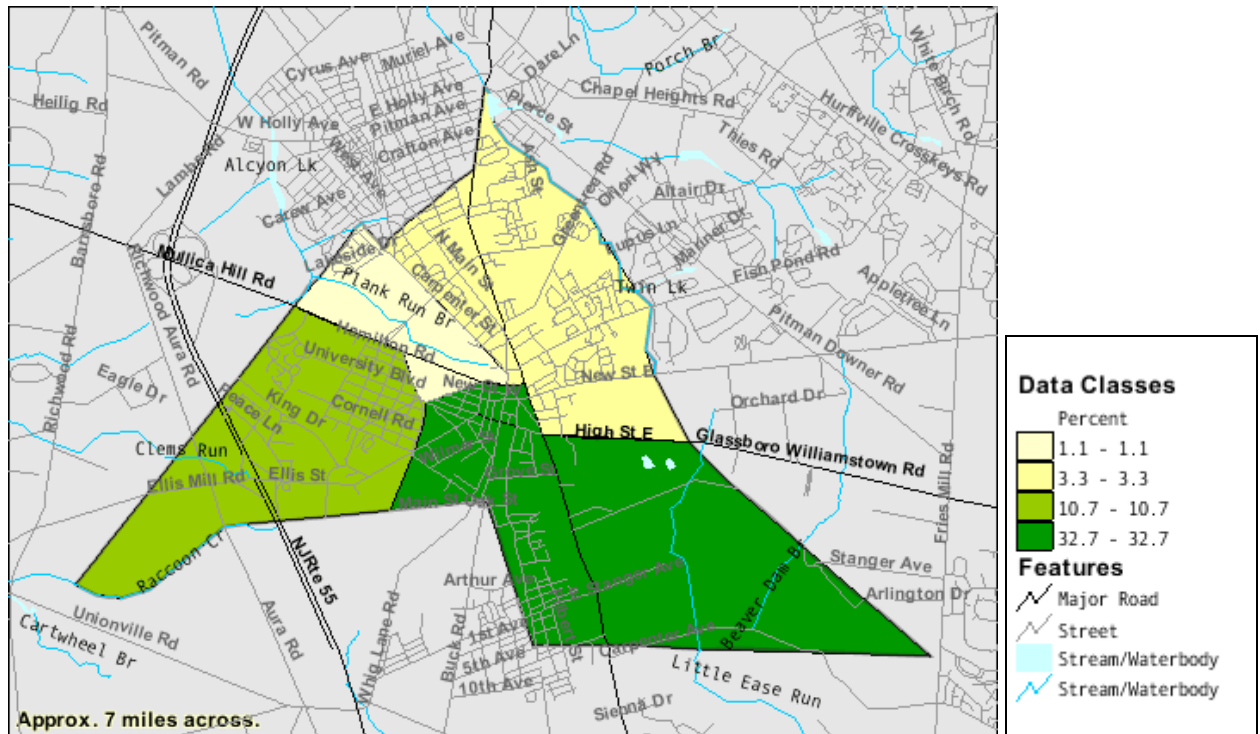
The Borough's Affordable Housing Rehabilitation program is described in detail on both the municipal website. Additionally, brochures and handouts are readily available at the municipal building to encourage resident participation.

By utilizing certain U.S. Census Block Group data, the Borough has identified specific target areas within the municipality to increase resident awareness of available home rehabilitation programs (see mapping below). The Borough anticipates rehabilitating on average four (4) homes per year to the end of 2018. The rehabilitation program will be funded through the Borough's Housing Trust Fund.

TM-H010. Percent of Housing Units Built Before 1940: 2000

Universe: Housing units

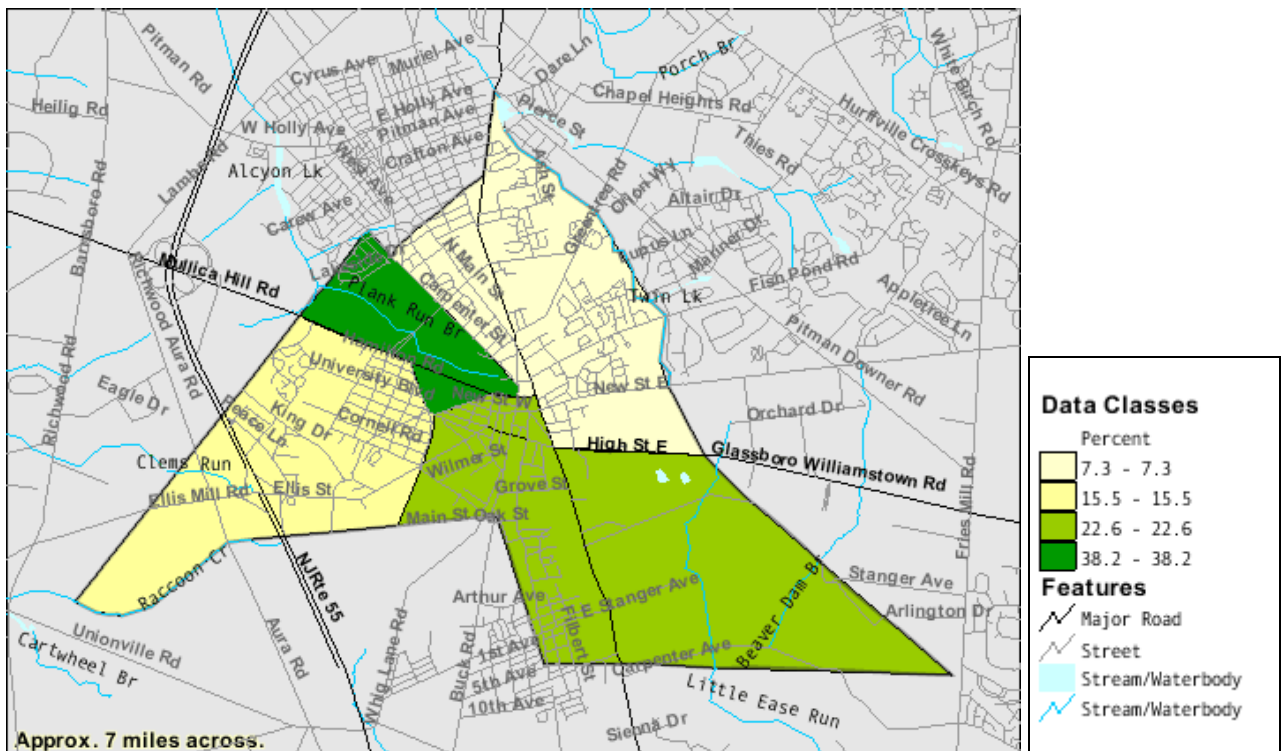
Data Set: Census 2000 Summary File 3 (SF 3)



TM-P067. Percent of Persons Below the Poverty Level in 1999: 2000

Universe: Total population

Data Set: Census 2000 Summary File 3 (SF 3)



3. **Prior Round Review & Adjustments (COAH Workbook A)**

The prior round obligation is the cumulative 1987 through 1999 fair share obligation, which is displayed for each municipality in *N.J.A.C. 5:97 Appendix C*.

As shown in *N.J.A.C. 5:97 Appendix C*, Glassboro has **NO** Prior Round Obligation.

Prior Round (1987 through 1999) Obligation = 0

At this time Glassboro Borough is not seeking, Prior Cycle Credits, Credits without Controls, or Post 1986 Credits for prior rounds.

Adjustments/Exclusions: COAH Excel Workbook A

<http://www.state.nj.us/dca/coah/planningtools/gscalculators.shtml>

COAH developed three calculator tools to be used in determining projected growth share obligations based on the three methods permitted in *N.J.A.C. 5:97-2.4* and *5.6* as proposed. Workbook A uses the COAH-generated growth projections and guides the user through permitted exclusions to determine both a residential and non-residential growth share obligation. Municipalities relying on the COAH-generated growth projections need only use Workbook A.

Glassboro is relying on the COAH generated growth projections and as such need only use Workbook A (See appendix F). Glassboro is not claiming market rate exclusions at this time.

4. Growth Share Analysis

Glassboro Borough is relying on the household and employment projections provided in *N.J.A.C. 5:97 Appendix F* for the 2004-2018 Round 3 Growth Share period. As noted above the Township has NO Prior Round Obligation.

1) Residential:

2) 2004 Housing = 6,625

3) 2018 Housing = 7,310

4) Housing Projection 2004-2018 = **685**

Divide by five (5)

5) Projected Residential Growth Share = 137

6) Employment:

7) 2004 Employment: 5,676

8) 2018 Employment: 7,801

9) Employment Projection 2004-2018 = **2,125**

Divide by sixteen (16)

10) Projected Nonresidential Growth Share = 132.81

11) TOTAL PROJECTED GROWTH SHARE = 137 + 132.81 = 270

5. Round 3 Fair Share Plan Program & Parameters

“**Fair Share Plan**” means the plan that describes the mechanisms and the funding sources, if applicable, by which a municipality proposes to address its affordable housing obligation as established in the Housing Element, includes the draft ordinances necessary to implement that plan, and addresses the requirements of N.J.A.C. 5:97-3.

Glassboro has **NO** Prior Round Obligation (1987-1999). This Round 3 Fair Share Plan addresses municipal rehabilitation requirement of 52, and projected Growth Share Obligation of 270.

A. 2004-2018 Growth Share Parameters

i. Projected Growth Share = 270

Affordability Mix Requirements:

ii. Low Minimum 50% = 135
(of which 36 are Very low, 13% of 270)

iii. Moderate Minimum 50% = 135

TOTAL = 270

Housing Type Mix Requirements:

iv. Age restricted Maximum 25% = 67

v. Family Minimum 50% = 135

vi. Rental Minimum 25% = 68

B. Program Name: Glassboro Borough Reconstruction 2018

N.J.A.C. 5:97-1.4 Definitions

“Gut rehabilitation” means the same as “reconstruction.”

“Reconstruction” means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode, *N.J.A.C. 5:23-6*.

Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

“Deficient housing unit” means a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

“Inclusionary development” means a development containing both affordable units and market rate units. This term includes, but is not necessarily limited to: new construction, the conversion of a non-residential structure to residential and the creation of new affordable units through the reconstruction of a vacant residential structure.

Glassboro Borough has been aggressively pursuing two major apartment complex reconstruction/gut rehabilitation projects. The affordable rentals created through this program will be used to satisfy the Borough’s Growth Share Obligation. All units will be family rental units. Bentley Woods (65 affordable units) is a municipally sponsored 100% affordable development (*N.J.A.C.5:97-6.7*). Although not specifically zoned for inclusionary development, by COAH definition Holly Bush (238 affordable units, and 13 market rate unit) can be considered an inclusionary development.

C. Projects and Units Addressing the COAH Third Round 1999-2018

The Total Projected Round 3 Growth Share (2004-2018 COAH) is based on a COAH projection of an additional **685** residential dwellings (685/5 = 137 COAH Units required) and **2,125** new jobs (2,125/16 = 132.81 COAH Units required). 137+132.81 = 270.

2004-2018 PROJECTED
GROWTH SHARE UNITS 270

Project Name	Proposed or Completed	Completion Date or Anticipated completion date	Number of Affordable Units	Number addressing Obligation		Max & Min Requirements			Number of Units for Bonus Request	Bonus		COAH CREDIT REQUEST
				Units	Bedrooms	Number Addressing 68 Unit Rental Obligation	Number Addressing 135 Unit Family Obligation	Number Subject to 67 Unit Age-Restricted Cap		Type	Bonus Credit Calculation 5:97-3.20	
Bentley Woods Apartments (CIS)	Proposed	August 1, 2010	65	65	na	65	65					65
Holly Bush (HAH Inc.)	Proposed	June 1, 2009	238	238	na	3	70		67	5:97-3.6(a)1	134	305
Delsea Manor Senior/Disabled	Completed	June 30, 1980	40	40	na			40				40
Elsmere East Homeownership	Completed	1986	10	10	na							10
Glassboro Supervised Rental Apts.	Completed	1986	6	6	na							6
Hodson Manor Disabled Rental Apts.	Completed	September 1, 1986	41	41	na							41
The Training School at Vineland 21/6	Completed	1950 & 1953	3		3							3
Housing Alternatives Inc.	Completed	1985	6		6							6
Multiple Sclerosis	Completed	na	4		4							4
The Training School at Vineland 403/7	Completed	1968 & 1965	4		4							4
The Training School at Vineland 408.06/42	Completed	1989	4		4							4
Family Services of Burlington county, NJ	Completed	1998	4		4							4
Together	Completed	1987 & 1997	4		4							4
Devereux Foundation	Completed	1988 & 2000	5		5							5
Robins Nest Inc.	Completed	1991 thru 1999	30		30							30
960 Main Street	Completed	na	4		4							4
The ARC Group Home ADA	Completed	1997 & 2006	3		3							3

Totals

471	471	68	135	40	67	538
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Total Units (Proposed & Completed) 471
Total Family units 431
Total Rental units 461
Total Age-Restricted units 40
Total Bonus Credits 67

Round 3 Parameters	
Age-Restricted Max	67
Family Minimum	135
Rental Minimum	68
Projected Growth Share	270
5:97-3.20(b) 25% Bonus Cap	67

NOTES AND ASSUMPTIONS:

- 1 Assumption: Bentley Woods & Holly Bush will receive gut rehab/new construction CREDIT.
- 2 5:97-3.6(a)4 has been satisfied as more than 50% (34 Units) of the 68 Required Rental Units are Family Rental Units; Subject to other conditions being met, 5:97-3.6(a)1 gives Bonus Credits for Rental Units in excess of the Family Rental Unit Obligation (34 of 68 Rental Units) once 5:97-3.6(a) has been satisfied (as noted above); therefore, Family Rental Units in excess of the Minimum Rental Requirement of 68 Units will be eligible for Bonus Credit. 65 Units from the proposed Bentley Woods project will be used to count toward the 135 Unit Family Obligation Requirement. Subject to 5:97-3.20(b) (Bonus Cap 25% of the Growth Share Obligation) the Bonus Credit cap is 67 Credits.
- 3 Holly Bush proposes 238 Family Rental Units, subject to the 25% Bonus Cap of 67 Credits, only 67 of the 238 units are eligible for the Bonus.

The Council on Affordable Housing provides a series of mechanisms under the most recently revised Third Round Rules which a municipality can utilize to acquire both rehabilitation credits and new construction credits. Glassboro has been active in creating affordable units through the Rehabilitation Program (*N.J.A.C. 5:97-6.2*) and Municipally Sponsored Program (*N.J.A.C. 5:97-6.7*). Glassboro achieves its projected Third Round Fair Share quite readily by applying these programs.

A listing of programs provided through COAH also allows for “Other Innovative Approaches” (*N.J.A.C. 5:97-6.15*) assuming normally applied standards are met.

- 1. Rehabilitation Program (*N.J.A.C. 5:97-6.2*)**
- 2. Elder Housing Opportunity (ECHO) Unit (*N.J.A.C. 5:97-6.3*)**
- 3. Zoning for Inclusionary Development (*N.J.A.C. 5:97-6.4*)**
- 4. Redevelopment (*N.J.A.C. 5:97-6.6*)**
- 5. Municipally Sponsored 100% Affordable (*N.J.A.C. 5:97-6.7*)**
- 6. Accessory Apartments (*N.J.A.C. 5:97-6.8*)**
- 7. Market to Affordable (*N.J.A.C. 5:97-6.9*)**
- 8. Supportive & Special Needs Housing (*N.J.A.C. 5:97-6.10*)**
- 9. Assisted Living (*N.J.A.C. 5:97-6.11*)**
- 10. Partnership program (*N.J.A.C. 5:97-6.13*)**
- 11. Extension of Expiring Controls (*N.J.A.C. 5:97-6.14*)**

Glassboro has been rehabilitating housing through its Neighborhood Preservation Program (NPP) as well as through other efforts. COAH provides for credit under its Extension of Expiring Controls Program (*N.J.A.C. 5:97-6.14*). To implement this program, Glassboro will work with applicant's and property owners to extend existing affordability (in accordance with UHAC) controls on units scheduled to expire during the 1999-2018 period. Units where controls on affordability are extended will meet code requirements, or the Borough will fund the necessary rehabilitation work.

It is recommended that Glassboro coordinate with COAH to determine applicability of the Expiring Controls Program to NPP and other municipal efforts, prior to expiration of controls on these units.